



TOWN OF LOS GATOS

PLANNING COMMISSION MEETING ACTION MINUTES

TOWN COUNCIL CHAMBERS

110 E. MAIN STREET

WEDNESDAY, JANUARY 25, 2006 -- 7:00 P.M.

Please refer to compact disk #01-25-06 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Phil Micciche, Chair; Joanne Talesfore, Vice Chair; John Bourgeois, D. Michael Kane, Thomas O'Donnell, Lee Quintana and Stephen M. Rice

Absent: None

Others: Assistant Community Development Director Randy Tsuda, Assistant Planner Rachel Peled, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on appeal of American Apparel heard by Town Council and his interpretation for the Commission of the outcome of the Council's vote to keep Santa Cruz Avenue from becoming a strip mall since the newspaper stories were not accurate. Recited portions of the articles from local newspapers.

APPROVAL OF MINUTES

January 11, 2006 - Motion by Commissioner Kane and seconded by Commissioner Talesfore to approve meeting minutes as amended to reflect changes as noted by Commissioners Bourgeois, Kane and add reasons provided by Commissioner Quintana indicating why she could not support a vote on 20102 Foster Road.

CONSENT CALENDAR - None

CONTINUED PUBLIC HEARING - None

NEW PUBLIC HEARINGS

ITEM 1 **15350 Winchester Boulevard**
Planned Development Application PD-06-2
Subdivision Application M-06-2
Architecture and Site Applications S-06-12

Requesting approval of a minor Planned Development amendment to add one additional lot as permitted by the approved Planned Development, approval of the subdivision for the additional lot, approval to construct a single family residence on the new lot and approval to install a temporary sales trailer/model home office for property zoned RM:5-12:PD. APNS 424-29-024 through 026
PROPERTY OWNER/APPLICANT: Santa Clara Development Co.

PUBLIC TESTIMONY by Rick Knauf, Peter Liljergren, Adele Guerzon, Stephanie Carroll and Ray Davis.

MOTION: 1) Motion by Commissioner Quintana and seconded by Commissioner Talesfore to approve Architecture and Site Application S-06-12 to install a temporary sales trailer/model home office as noted in Exhibit K of report dated January 19, 2006.

Motion carried 7-0.

2) Motion by Commissioner O'Donnell and seconded by Commissioner Rice to approve Planned Development PD-06-2, Subdivision Application M-06-2 and Architecture and Site Application S-06-12. The required findings were made as noted in Exhibit I of the report dated January 19, 2006 and the application incorporated the conditions as noted in Exhibits J and K of report dated January 19, 2006.

Motion carried 5-2 with Commissioners Quintana and Talesfore dissenting for the following reasons: 1) no compelling reason for the 34th house, 2) density of project, 3) no improvement on benefit to the project or community, 4) substantial visual impact to neighbors and, 5) insufficient setbacks from adjoining townhouse project.

Appeal rights recited by Mr. Korb.

ITEM 2 **150 W. Main Street**
Conditional Use Permit U-06-09

Requesting approval to operate a formula retail store (Jos A. Bank Clothiers) on property zoned C-2:LHP. APN 529-03-019.
PROPERTY OWNER: Kathleen Gallo
APPLICANT: Jos A. Bank Clothiers

PUBLIC TESTIMONY by Stephen Gallant, Larry Arzie, Greg McCandless, and Janice Benjamin

MOTION: Motion by Commissioner Talesfore and seconded by Commissioner Kane to approve Conditional Use Permit U-06-09. The required findings were made as noted in Exhibit A of report dated January 19, 2006 and the application incorporated the conditions as noted in Exhibit B of report dated January 19, 2006.

Motion carried 7-0.

Appeal rights recited by Mr. Korb.

CONTINUED OTHER BUSINESS - None

NEW OTHER BUSINESS

Sub-Committee Reports

General Plan Committee - Commissioner O'Donnell commented on the continued discussion of the Residential Design Guidelines and the homework assignment from the workbook provided by Mr. Cannon. Same information could be provided to other Commissioners for their review as well. The homework assignment needs to be returned to the Director in the next couple of weeks.

Report from Director of Community Development - Mr. Tsuda provided information on the Planners Institute in March in Monterey. All Commissioners can attend and the Town will pay for the conference and conference hotel accommodations.

Commission Matters - Chair Micciche asked that the information in the Policies and Procedures document for Commissioners be sent to all Commissioners to help make meetings more crisp and productive.

ADJOURNMENT

Chair Micciche adjourned the meeting at approximately 9:45 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
January 25, 2006

Phil Micciche, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development